024.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	796,400 / 796,400
					USE VALUE:	796,400 / 796,400
					ASSESSED:	796,400 / 796,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		TEEL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CVET DONNA A		
Owner 2:	HOPPE JOHN K		
Owner 3:			
Street 1:	63 TEEL ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	CVET DONNA A -
Owner 2:	HOPPE JOHN K -
Street 1:	63 TEEL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,375 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Clapboard Exterior and 1591 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5375.000	326,600	4,800	465,000	796,400
Total Card	0.123	326,600	4,800	465,000	796,400
Total Parcel	0.123	326,600	4,800	465,000	796,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 500.57 | /Parcel: 500.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 15968
GIS Ref:
GIS Ref:
Insp Date: 07/22/17

!1982!

Parcel ID: 024.0-0004-0008.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	326,700	4800	5,375.	465,000	796,500	796,500	Year End Roll	12/18/2019
2019	101	FV	246,000	4800	5,375.	494,100	744,900	744,900	Year End Roll	1/3/2019
2018	101	FV	246,000	4800	5,375.	360,400	611,200	611,200	Year End Roll	12/20/2017
2017	101	FV	244,100	4100	5,375.	313,900	562,100	562,100	Year End Roll	1/3/2017
2016	101	FV	244,100	4100	5,375.	267,400	515,600	515,600	Year End	1/4/2016
2015	101	FV	231,200	4100	5,375.	261,600	496,900	496,900	Year End Roll	12/11/2014
2014	101	FV	231,200	4100	5,375.	215,100	450,400	450,400	Year End Roll	12/16/2013
2013	101	FV	231,200	4100	5,375.	204,600	439,900	439,900		12/13/2012

PRINT

Date	Time
12/10/20	17:30:40

LAST REV

Date	Time
08/23/17	10:31:47

apro

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SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CVET DONNA A,	56487-504		2/18/2011	Convenience	1	No	No		
CVET DONNA A	44487-116		1/12/2005	Family	99	No	No		
DAVIES MARK I &	35878-35		7/12/2002		372,500	No	No		
BATSON JAMES A/	23374-150		6/30/1993		184,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2016	1194	Solar Pa	4,375					
8/24/2016	2083	Siding	31,595	O				
6/28/2016	899	Re-Roof	9,560					
4/26/2016	493	Porch	1,800					rebuild front porc
9/29/2008	1194	Dormers	29,000	O		G10	GR FY10	LONG SHED DORMER,
7/12/2006	574	Add Bath	4,000			G8	GR FY08	add 1/2 bath
6/16/2006	476	Redo Kit	12,000	O		G7	GR FY07	& BTH

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2017	MEAS&NOTICE	HS	Hanne S
1/22/2009	Meas/Inspect	336	PATRIOT
10/10/2006	Permit Visit	BR	B Rossignol
11/1/1999	Inspected	267	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	256	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	15968
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5375		Sq. Ft.	Site		0	80.	1.08	1									465,002						465,000	

Total AC/HA: 0.12339 | Total SF/SM: 5375 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 465,002 | Spl Credit | Total: 465,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30996227
Const Adj.:	0.98598063
Adj $ / SQ:	167.908
Other Features:	95076
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	401229
Depreciation:	74629
Depreciated Total:	326601

COMMENTS

BSMT SINK 4 FIXTURES IN FULL BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	2

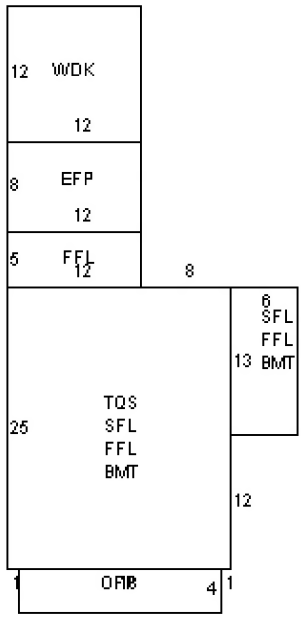
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	167.91
Special Features:	0	Val/Su Net:	131.64
Final Total:	326600	Val/Su SzAd	205.28

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	638	167.910	107,125
BMT	Basement	578	50.370	29,115
SFL	Second Floor	578	167.910	97,051
TQS	3/4 Story	375	167.910	62,965
WDK	Deck	144	12.760	1,838
EFP	Enclos Porch	96	54.810	5,261
OFP	Open Porch	72	38.860	2,798

Net Sketched Area:	2,481	Total:	306,153
Size Ad	1591	Gross Are	2606	FinArea	1591
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 024.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X20	A	AV	1925	23.93	T	40	101			4,000			4,000
19	Patio	D	Y	1	10X20	A	AV	2010	4.13	T	7.2	101			800			800
2	Frame Shed	D	Y	1	6X10	A	AV	2016	0.00	T	2.4	101						

More:	N	Total Yard Items:	4,800	Total Special Featues:		Total:	4,800